

115.0

0002

0001.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

Total Card / Total Parcel

1,090,000 / 1,090,000

USE VALUE: 1,090,000 / 1,090,000

ASSESSED: 1,090,000 / 1,090,000

PROPERTY LOCATION

No	Alt No	Direction/Street/City
19		BRAND ST, ARLINGTON

OWNERSHIP

Owner 1: SAWYER RICHARD & SARAH		Unit #:
Owner 2:		
Owner 3:		

Street 1: 19 BRAND STREET

Street 2:

Twn/City: ARLINGTON

St/Prov: MA	Cntry:	Own Occ: Y
Postal: 02474		Type:

PREVIOUS OWNER

Owner 1: ALI FAREESHA & -
Owner 2: DOGGETT DAVID -
Street 1: 19 BRAND STREET
Twn/City: ARLINGTON
St/Prov: MA
Postal: 02474

NARRATIVE DESCRIPTION

This parcel contains 9,802 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1924, having primarily Vinyl Exterior and 2824 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 1 HalfBath, 9 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	3	Below Stree
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		9802		Sq. Ft.	Site		0	70.	0.73	5									499,839						499,800	

IN PROCESS APPRAISAL SUMMARY

Legal Description										User Acct
										73770
										GIS Ref
										GIS Ref
										Insp Date
										08/29/16

**USER DEFINED**

Prior Id # 1:	73770
Prior Id # 2:	
Prior Id # 3:	
Date	Time
12/10/20	23:28:01
PRINT	
LAST REV	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

PREVIOUS ASSESSMENT

Parcel ID										
Parcel ID										
115.0-0002-0001.0										
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	590,200	0	9,802.	499,800	1,090,000	1,090,000	Year End Roll	12/18/2019
2019	101	FV	437,900	0	9,802.	507,000	944,900	944,900	Year End Roll	1/3/2019
2018	101	FV	437,900	0	9,802.	378,500	816,400	816,400	Year End Roll	12/20/2017
2017	101	FV	437,900	0	9,802.	342,700	780,600	780,600	Year End Roll	1/3/2017
2016	101	FV	437,900	0	7,672.	299,100	737,000	737,000	Year End	1/4/2016
2015	101	FV	147,400	0	5,123.	223,700	371,100	371,100	Year End Roll	12/11/2014
2014	101	FV	147,400	0	5,123.	212,300	359,700	359,700	Year End Roll	12/16/2013
2013	101	FV	147,400	0	5,123.	201,900	349,300	349,300		12/13/2012

SALES INFORMATION

TAX DISTRICT										PAT ACCT.	
										8934	
Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes		
ALI FAREESHA &	75240-22	1	7/29/2020		1,252,000	No	No				
SANTO DAVID M,	66336-65		11/4/2015	Mult Lots	935,000	No	No				
IANTOSCA MARIA,	64640-482		12/11/2014	Change>Sale	290,000	No	No		FELIX IANTOSCA D.O.D. 8/28/1985 BK 64640 PG 4		
IANTOSCA ANNA	26128-450		3/13/1996			1	No	No	A		

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
4/21/2015	363	Heat App	15,000					
12/11/2014	1694	Addition	235,000					Build 2nd flr 3 BR

ACTIVITY INFORMATION

Date	Result	By	Name
9/23/2020	SQ Returned	JO	Jenny O
9/9/2020	SQ Mailed	MM	Mary M
8/29/2016	Meas/Inspect	DGM	D Mann
6/16/2015	Permit Insp	PC	PHIL C
1/12/2009	Meas/Inspect	336	PATRIOT
2/8/2000	Measured	264	PATRIOT
1/1/1982		MS	
Sign:	VERIFICATION OF VISIT NOT DATA	/	/

